

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION AT 7:00 PM ON **OCTOBER 19, 2016** IN BOARD ROOM, COUNTY GOVERNMENT CENTER, 755 ROANOKE STREET, CHRISTIANSBURG, VIRGINIA:

**I. CALL TO ORDER:**

Mr. Miller, Chair, called the meeting to order.

**II. DETERMINATION OF A QUORUM:**

Mr. Allen established the presence of a quorum.

Present: Bob Miller, Chair  
Scott Kroll, Vice-Chair  
Coy Allen, Secretary  
Steve Howard, Member  
Bryan Katz, Member  
Bryan Rice, Member  
Trey Wolz, Member  
Chris Tuck, Board of Supervisors Liaison  
Emily Gibson, Planning Director  
Brea Hopkins, Development Planner  
Dari Jenkins, Planning and Zoning Administrator

Absent: Cindy Disney, Member  
William Foster, Member

**III. APPROVAL OF AGENDA:**

On a motion by Mr. Howard, and seconded by Mr. Allen, and unanimously carried, the agenda was approved as amended to reverse the order of old and new business, and hear the Board Of Supervisor's liaison report after the public address.

**IV. APPROVAL OF CONSENT AGENDA:**

On a motion by Mr. Rice, seconded by Mr. Howard, and unanimously carried (Kroll and Allen abstained), the consent agenda was approved as presented.

**V. PUBLIC ADDRESS**

Mr. Miller opened the public address; however, there being no speakers the address was closed.

**VI. LIAISON REPORT**

**Board of Supervisors**– Mr. Tuck reported the Board of Supervisors will be voting for funding the Riner Fire Station building and looking for park locations. The closing date for the sale of a portion of the Blacksburg Middle School property has been scheduled for October 28<sup>th</sup>. The Board approved \$500k for Falling Branch School expansion to eliminate the mobile units. Money has been requested to purchase land for a new Belview School. The Board also supported the Town of Blacksburg's proposed North Main/460 interchange project.

## **VII. NEW BUSINESS:**

### Preliminary Subdivision Review- Price's View Subdivision

Mrs. Hopkins introduced the preliminary subdivision request. The proposed subdivision will only consist of five (5) new lots; however, will require construction of a new road to be taken in the VDOT system, thus qualifying the project as a major subdivision. The lots will be served by private water and sewer. Currently the project indicates a "T-turnaround" will be utilized, the Montgomery County Schools has requested a cul-de-sac be considered. Road designs have not yet been completed or reviewed by VDOT.

Mr. Lowell Bowman, owner/applicant, stated he was willing to provide cul-de-sac that would be designed for future development on the adjoining parcel. He noted he was requesting preliminary approval prior to completing road plans and submitting to VDOT.

On a motion by Mr. Rice, seconded by Mr. Howard and unanimously carried, the Planning Commission approved the preliminary plat for Price's View Phase II (Bowman-Griffin General Contractors, LLC; Job No. 01170, dated June 10, 2016) subject to the following six conditions:

1. The Virginia Department of Transportation (VDOT) shall review and approve the road design.
2. The Virginia Department of Environmental Health shall review and approve all private water and septic construction plans.
3. The Emergency Services Coordinator shall review and provide comment on proposed subdivision any public safety needs or concerns.
4. The County Engineer shall review and approve any necessary stormwater and erosion & sediment control plans.
5. The County GIS Analyst shall approve new street name(s) and addresses.
6. All remaining items on the attached Subdivision Application Report dated October 12, 2016 shall be addressed.

### Appointment of Nominating Committee

Mr. Miller asked for members to contact him if they were interested in serving on the nominating committee.

## **VIII. OLD BUSINESS:**

### Review of Zoning Ordinance Amendments related to Signs

Mrs. Hopkins reviewed the draft ordinance. Changes include regulating signage based on zoning district, type of sign, and residential vs. non-residential use of property.

Mr. Rice noted concerns regarding square footage allowance for non-residential uses such as schools and churches in Agricultural and Residential zoning districts.

Mr. Kroll asked what could be options for educating and encouraging input regarding the proposed ordinance amendment.

Mrs. Gibson stated staff would be contacting the Chamber and coordinating the opportunities for businesses to review the amendments; however, staff was working to ensure the basic regulations regarding square footage and height remained as consistent as possible.

## **IX. LIAISON REPORTS:**

- Blacksburg Planning Commission – Mr. Allen reported he attended the September and October meetings. The Commission discussed a rezoning and CUP request; however, they were not related to the County.
- Christiansburg Planning Commission – No report.
- Economic Development Committee – No report.
- Public Service Authority – Mr. Howard stated the PSA discussed the septic tanks at Midway Estates.
- Parks & Recreation – No report.
- Radford Planning Commission – Mr. Miller reported the former Mayor presented a lengthy and slide show highlighting dilapidated properties in the city.
- School Board – No report.
- Tourism Council – No report.
- Planning Director's Report – Mrs. Gibson stated the Planning Technician position had been filled. Catherine Garner will be joining the Department on November 1<sup>st</sup>. She discussed the status of transportation projects relating to Smart Scale and Revenue Sharing. Since October is National Planning Month she would like to extend her appreciation to the Planning Commission and presented them with a small gift.

## **X. ADJOURNMENT**

There being no further business the meeting was adjourned.